

080.A

0005

0038.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

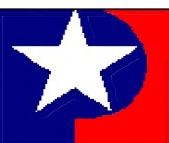
766,300 / 766,300

USE VALUE:

766,300 / 766,300

ASSESSED:

766,300 / 766,300

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|-------|--------|--------------------------|
| 36-38 | | WASHINGTON ST, ARLINGTON |

OWNERSHIP

| | | | |
|----------|----------------------|---------|----|
| Owner 1: | BEAUDOIN CHRISTOPHER | Unit #: | 38 |
|----------|----------------------|---------|----|

Owner 2: VOLLMANN ELISABETH

Owner 3:

Street 1: 38 WASHINGTON ST

Street 2:

Twn/City: ARLINGTON

| | | | | | |
|----------|-------|--------|-------|----------|---|
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02474 | | Type: | | |

PREVIOUS OWNER

| | |
|----------|-----------------|
| Owner 1: | CARNEY JOHN A - |
| Owner 2: | - |

Street 1: 98 RICHFIELD RD

Twn/City: ARLINGTON

| | | | |
|----------|-------|--------|--|
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2018, having primarily Vinyl Exterior and 1418 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 8403 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
| | | | | | | | | 420711 |
| | | | | | | | | GIS Ref |
| | | | | | | | | GIS Ref |
| | | | | | | | | Insp Date |
| | | | | | | | | 06/12/18 |
| | | | | | | | | |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | | | | 080.A-0005-0038.0 | |
|-----------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2020 | 102 | FV | 753,000 | 0 | . | 753,000 | 753,000 | 753,000 | Year End Roll | 12/18/2019 | |

SALES INFORMATION

| TAX DISTRICT | | PAT ACCT. | | | | | | | |
|----------------|-----------|-----------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| CARNEY JOHN A, | 72684-431 | 2 | 5/31/2019 | | 783,500 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|--------------|--------|-----|------------|----------|------------|---------|------|---------|----|------|
| 6/12/2018 | | Meas/Inspect | | | | | | | DGM | D Mann | | |
| 6/12/2018 | | Permit Visit | | | | | | | DGM | D Mann | | |
| 4/21/2009 | | Meas/Inspect | | | | | | | 189 | PATRIOT | | |
| 4/6/2009 | | Measured | | | | | | | 197 | PATRIOT | | |
| 1/10/2000 | | Mailer Sent | | | | | | | | | | |
| 1/10/2000 | | Measured | | | | | | | 243 | PATRIOT | | |
| 12/1/1981 | | | | | | | | | CM | | | |

Sign: _____ / _____ / _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|--------------|-----|------------------------------------|-----------------|-------------------------|---------|-------------------------|------------|-----|------|----------------------|------|--------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: | 8 - Condo TnHs. | | | Full Bath: | 2 | Rating: | Average | | | | | | | | | | |
| Sty Ht: | 2A - 2 Sty +Attic | | | A Bath: | | Rating: | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: | 1 | 3/4 Bath: | | Rating: | | | | | | | | | | | |
| Foundation: | 1 - Concrete | | | A 3QBth: | | Rating: | | | | | | | | | | | |
| Frame: | 1 - Wood | | | 1/2 Bath: | 1 | Rating: | Average | | | | | | | | | | |
| Prime Wall: | 4 - Vinyl | | | A HBth: | | Rating: | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | | Rating: | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | Kits: | 1 | Rating: | Average | | | | | | | | | | |
| Color: | BLUE | | | A Kits: | | Rating: | | | | | | | | | | | |
| View / Desir: | | | | Frl: | | Rating: | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | |
| Grade: | B- - Good (-) | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: | 2018 | Eff Yr Blt: | | Location: | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdct: | G20 | Fact: | . | Floor: | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | 50.000000000 | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: | STND | | | Phys Cond: | AV - Average | 1.0 | % | No Unit | RMS | BRS | FL | | | | | | |
| Prim Int Wall: | 1 - Drywall | | | Functional: | | | % | 1 | 5 | 3 | | | | | | | |
| Sec Int Wall: | | % | | Economic: | C - Com Locatio | 5.0 | % | | | | | | | | | | |
| Partition: | T - Typical | | | Special: | | | % | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | | Override: | | | % | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 5.95 | % | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | SUB AREA | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 245.00 | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | |
| Bsmnt Gar: | 2 | | | Size Adj.: | 0.92313117 | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | Const Adj.: | 0.93990600 | | | | | | | | | | | | |
| Insulation: | 1 - Typical | | | Adj \$ / SQ: | 212.576 | | | | | | | | | | | | |
| Int vs Ext: | | | | Other Features: | 52996 | | | | | | | | | | | | |
| Heat Fuel: | 2 - Gas | | | Grade Factor: | 1.21 | | | | | | | | | | | | |
| Heat Type: | 1 - Forced H/Air | | | NBHD Inf: | 1.89999998 | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | 100 | LUC Factor: | 1.00 | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | NO | Adj Total: | 814832 | | | | | | | | | | | | |
| % Com Wall: | | % Sprinkled: | | Depreciation: | 48483 | | | | | | | | | | | | |
| | | | | Deprecated Total: | 766349 | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | |
| Make: | | | | | | | | | | | | | | | | | |
| Model: | | | | | | | | | | | | | | | | | |
| Serial #: | | | | | | | | | | | | | | | | | |
| Year: | | | | | | | | | | | | | | | | | |
| Color: | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 080.A-0005-0038.0 | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | |

Un Sketched SubAreas:
GLA: 1418,

IMAGE **AssessPro Patriot Properties, Inc**